

## Woodstock House Flat 2, Rectory Road Wokingham RG40 1DJ



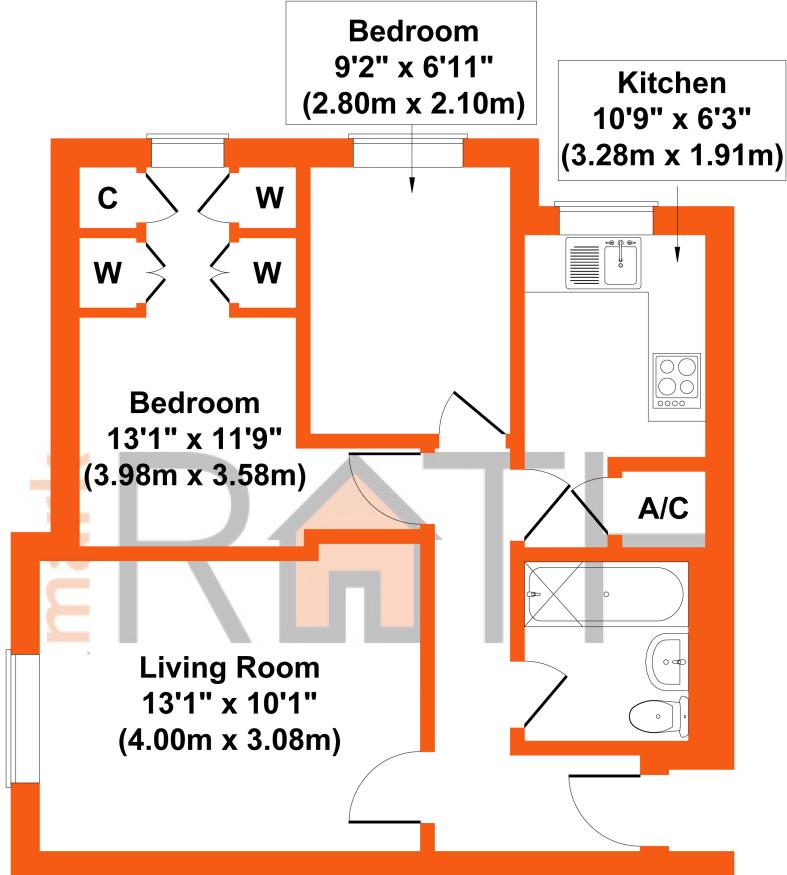
**VACANT POSSESSION.** Situated in the heart of Wokingham town centre and conveniently positioned for access to the mainline railway station and all the town's shops, eateries and facilities, a well-presented ground floor apartment. The property is offered for sale with no onward chain complications and would make an ideal first time buy or investment purchase. The main building has a secure entry phone system and an impressive communal reception hallway which leads to the ground floor apartment. The personal front door leads into the 497 sq ft of accommodation which comprises living room, modern fitted kitchen, two bedrooms and a modern bathroom suite. The property has an EPC rating of C with the benefit of uPVC double glazing. Outside, the development has extensive and impressively maintained communal gardens with lawned areas, pathways and a variety of shrubs and trees with an allocated parking space and visitor parking. Lease details - 999 years from October 6th 2010; the development owns the freehold and no rent charge payable; maintenance charge for 1st April 2025 to 31st March 2026 £1,650.80. For more detailed material property information please click on the various brochure links.

**£249,900 Leasehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Approx. Gross Internal Floor Area 497 sq. ft. (46.2 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.

They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.